

GHO HOMES

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Photos of decorated model in Riverwind, Vero Beach

The BARRINGTON VILLA

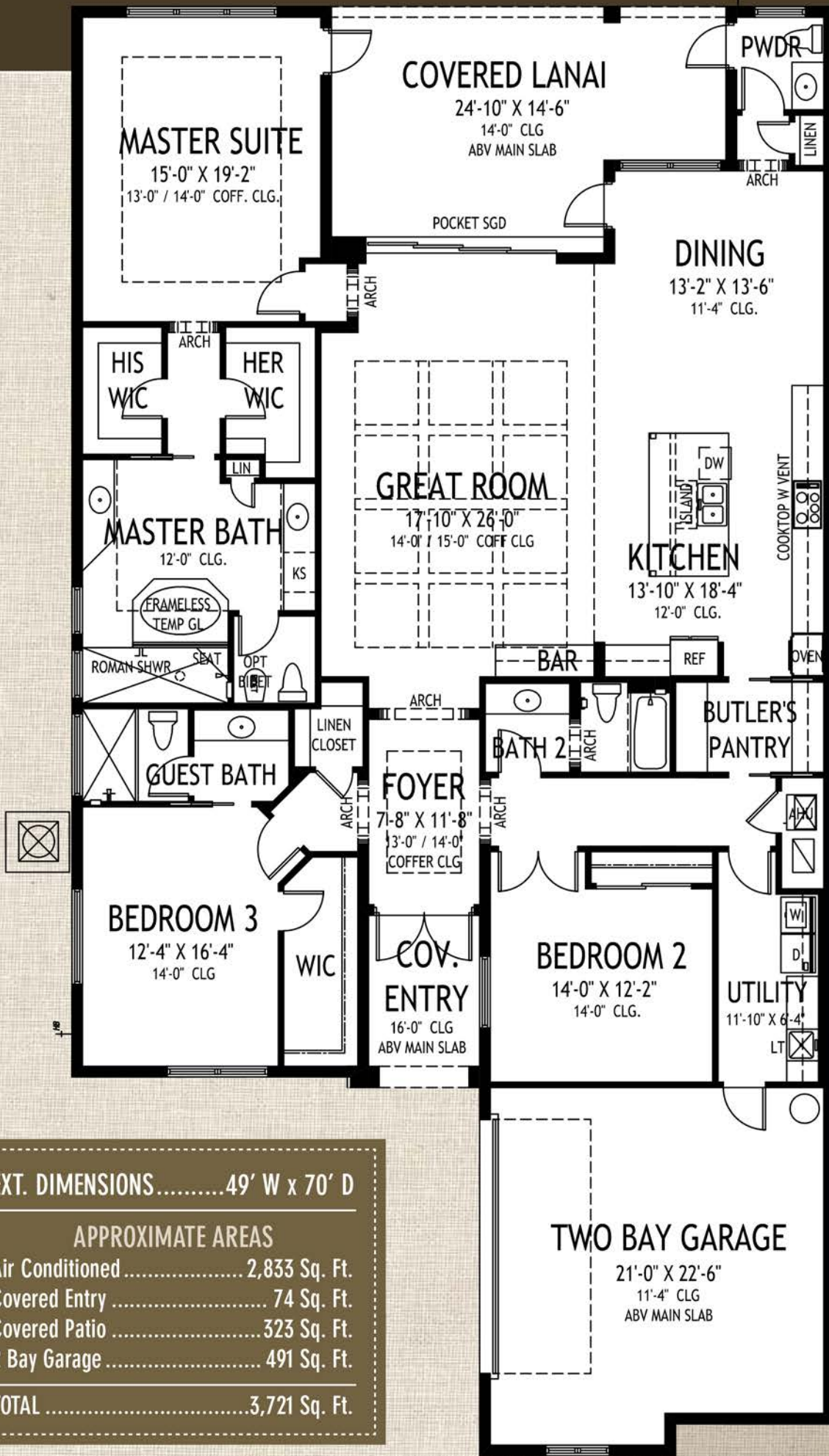




Photos of featured model in Riverwood, Fort Worth, TX



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SHARED WALL

BUILD
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FOOT

EXT. DIMENSIONS.....	49' W x 70' D
APPROXIMATE AREAS	
Air Conditioned.....	2,833 Sq. Ft.
Covered Entry.....	74 Sq. Ft.
Covered Patio.....	323 Sq. Ft.
2 Bay Garage.....	491 Sq. Ft.
TOTAL.....	3,721 Sq. Ft.

BARRINGTON

CONSTRUCTION FEATURES

- Structural Design Per Florida Current Building Codes and Design Standards
- Concrete Tile Roof System, Choice of Community-Approved Flat Tile in Select Colors
- Double Row Steel & Concrete Bond Beam
- Plywood 5/8" (19/32) Roof Sheathing - No Particle Board
- Concrete Slab on Grade with Steel Reinforcement and Fibermesh Concrete
- Sentricon Termite Treatment and Control System - 1 Year Service Included
- Concrete Block Construction with Concrete and Steel Reinforcement
- Professionally Engineered Roof Trusses with Hurricane Straps
- Underground County/City Electrical, Water and Sewer Connections
- Taexx Built-In Pest Control Delivery System Installed

EXTERIOR FEATURES

- White Aluminum Frame Dual Pane Insulated Low E Impact Resistant Glass Windows and Sliding Glass Doors - Per Plan
- White Aluminum Single Lite Impact Resistant Glass Front Door
- Wind-Rated Garage Doors with Remote Controlled Openers with 2 Remotes
- Exterior Garden Hose Connections (2)
- Paver Rear Patio and Pool Deck
- Exterior GFI Electric Outlets (2)
- Automatic Irrigation System, Master Community Water Supply
- Paver Driveway and Front Walks per Community Standard Pavers
- Professionally Designed Landscape Package Provided - Subject to Community Specifications
- Full Home Site Sodded with Floratam Sod
- Sherwin Williams Loxon Exterior Paint - Acrylic Primer and Top Coat

UTILITY ROOM AND GARAGE

- LiftMaster 8550 Elite Series Garage Belt Drive Garage Door Opener with DC Battery Backup and Security+2.0™, MyQ® Technology and Timer-to-Close Feature
- White Raised Panel Foil Utility Room Cabinets with Drop-in Laundry Tub
- Moen Integra Stainless Steel Pull-Out Faucet
- Garage Floor Concrete Finished with Sherwin Williams Xylene Stain
- Caesarstone Quartz Countertop on Base Cabinets in Utility Room
- RightHeight™ Front-load Washer and Dryer in Metallic Carbon Color

GOURMET KITCHENS

- GE Cafe Stainless Steel Appliance Package
- GE Cafe French Door Refrigerator - Counter Depth
- Moen Arbor Pull-Out Spray Kitchen Faucet in Stainless Steel Finish
- Stainless Steel Single Bowl Under-Mount Kitchen Sink
- Kitchen Island Wrap - Door Panel Knee Wall with Furniture Base
- GE Cafe Electric 5 Burner 36" Cooktop
- GE Cafe Multi-Cycle Steam Dishwasher - Energy Star Rated
- GE Cafe Single Wall Oven/Microwave Combination
- GE Cafe 36" Stainless Steel Vented Hood Fan
- Kitchen Craft Cabinets, GHO Level 3 Selection, Choice of Finishes
- Travertine Backsplash in Kitchen/Bar
- GE Café Warming Drawer
- Second Single GE Café Convection Wall Oven Under Cooktop
- Full Extension Soft-close Wood Dovetail Constructed Drawers and Soft-Close Cabinet Hinges
- Kitchen Cabinet Design to Include Crown Molding, Light Valance, Staggered-Height Cabinets, Refrigerator Side Panel and Glass Cabinet Doors
- Kitchen Convenience Package Featuring 3cm Countertop, Exotic Granite, Double Trash Pull-Out, Pull-Out Shelves, Tilt- Out Sponge Tray and Cutlery Divider

LUXURY BATHROOMS

- Kitchen Craft Bath Vanity Cabinets
- Granite Vanity Tops in all Bathrooms with White Under-Mount Sinks
- Raised-Height Vanities in all Baths

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All dimensions, features, specifications and square footages are approximate and

VILLA *Features*

- Full-Width Oversized Height Vanity Mirrors with Wood Trim
- Oversized Walk-In Roman Showers - Per Plan
- Porcelain Tile Built-in Shower Seat in Master Shower
- Master Showers Include Dual Control Valve with Wall and Rain Heads
- Brushed Nickel Hand-Held Shower Head in Master Bath
- Kohler Forte Brushed Nickel Bathroom Faucets and Fixtures in all Baths
- Built in Shower Soap Niche in all Showers
- Clear Glass Shower Enclosures or Glass Panels - Frameless Glass
- Decorator Porcelain Tile Packages in all Bathrooms, Including Designer Listello Selections with Tile to Ceiling in all Baths
- Kohler Cimarron Elongated Raised-Height White Toilets in all Bathrooms
- Kohler San Tropez Bidet in Master Bath
- Master Bath Tub Panel Deck with Flat Panels and Furniture Base - Per Plan
- Caesarstone Quartz Tub Deck Top with Designer Listello Glass Backsplash on Master Bath Roman Tub
- Clear Glass Windows in all Bath with Frosted Windows Option
- Progress Lighting Brushed Nickel Bath Light Fixtures
- Porcelain Vessel Sink in Powder Room

INTERIOR DESIGN FEATURES

- Rounded Interior Wall Corners, Excluding Windows, Doors, Sliding Glass Doors and Closets - Per Plan
- Smooth Walls and Ceilings
- Designer Arches and Niches
- Air Conditioned Walk-In Closets - Per Plan
- Tile Flooring Featuring Porcelain Tile Selections - 20x20 in Main Living Area and Secondary Bedrooms, on Diagonal
- Raised Panel, Solid Core, 8-foot Tall Interior Doors with Oversized Casing and Baseboard
- Crown Molding Throughout Living Area and Master Bedroom, Including Tray Ceilings
- Travertine Marble Windowsills
- Sherwin Williams Interior Trim Paint - Promar 200 Semi-Gloss Latex
- Sherwin Williams Interior Paint - Flat Latex Walls and Ceiling
- Interior Paint Custom Designer Multi-Color Package
- Natural Finish Wood Open Shelving in all Closets including Linen
- TEC Power Grout on Floors and Bath Tile Walls
- Decorative Bar with GE Profile Built-in Wine Cooler

- Decorator-Inspired Foyer Floor Detail
- 10x40 Wood Plank Porcelain Tile Floor in Master Bedroom

ELECTRICAL SPECIFICATIONS

- Recessed HiHat Lighting in Kitchen, Halls, Covered Entry, Patio, Dining Room, Master Bedroom, Bedrooms 2 & 3 and Great Room
- Under-Cabinet LED Lighting in Kitchen and Bar
- Above and In-Cabinet LED Lighting
- Lighting Provided for Garage and Utility Room
- Ceiling Fan Pre-Wire in all Bedrooms, Den and Great Rooms and Patio
- Closet Lighting Provided in Walk In Closets - Per Plan
- Decorative Rocker Type Switches
- Phone Outlets in all Bedrooms, Kitchen and Den - CAT 5
- Cable Outlets in all Bedrooms, Great Room and Den - RG6
- Recessed HiHat Lighting in Great Room
- Great Room Pre-wired for Flat Screen TV
- USB Charging Outlet in Kitchen or Drop Zone - Per Plan
- Floor Outlet in Great Room
- Pre-Wired for Hanging Lights over Kitchen Island - Fixtures not Included
- Great Room 5.1 Surround Sound Package Including Speakers
- Network Data Pack Includes 4 CAT6 Drops with OnQ Panel
- Ceiling-Mounted Patio Speakers - Wired to Home Location

ENERGY EFFICIENT & SAFETY FEATURES

- RHEEM 16 SEER Straight Cool High Efficiency Air Conditioning System - Sized Per Home
- NEST Next Generation Learning Thermostat
- Icynene Brand Foam or Equal Spray Foam Insulation in Attic with Ignition Barrier
- Energy Efficient R4.1 Concrete Block Wall Insulation
- Energy Efficient R11 Garage to House Wall Insulation
- Dual Pane Low E Coated Glass on Windows/Sliding Glass Doors
- Quick Recovery 80 Gallon Electric Water Heater
- ARC Fault Electrical Outlets - Per Code
- Hot Water Recirculation System
- Smoke and Carbon Monoxide Detectors - Per Code
- Full Perimeter Security System - Alarm Pre-Wire with 3 Keypad Locations - Service Optional
- Security Camera Pre-Wires - 2 Included

The RIVER CLUB



River Club at Carlton is a gated community on the north side of John's Island, located south of the Disney Vero Beach Resort between A1A and the Indian River. The River Club offers luxury condos with attached villas near the ocean, and garden- and lake-front estates toward the river. Boasting 145 total residences constructed between 2002 and 2005, all River Club residences feature high attention-to-detail, spacious open floor plans and tropical garden or lake views.

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